

COUNCIL WORK SESSION DECEMBER 22, 2015

The work session of the Council of the Town of Altavista was held in the Council Chambers of the J.R. Burgess Municipal Building, 510 Seventh Street, on December 22, 2015 at 5:00 p.m.

Council members
present:

Mayor Michael Mattox
Mrs. Micki Brumfield
Vice Mayor Beverley Dalton
Mr. Tracy Emerson
Mr. Timothy George
Mr. Jay Higginbotham

Council members
absent:

Mr. Charles Edwards

Also present:

Mr. J. Waverly Coggsdale, III, Town Manager
Mrs. Tobie Shelton, Finance Director
Mr. Dennis Jarvis, Economic Dev. Director
Mr. John Eller, Town Attorney
Mrs. Mary Hall, Administration

- 1. Mayor Mattox called the meeting to order and presided.
- 2. A motion was made by Mrs. Dalton, seconded by Mr. Emerson, to approve the agenda as presented.

Motion carried:
VOTE:

Mr. Michael Mattox	Yes
Mrs. Micki Brumfield	Yes
Mrs. Beverley Dalton	Yes
Mr. Tracy Emerson	Yes
Mr. Timothy George	Yes
Mr. Jay Higginbotham	Yes

- 3. Public Comments—Agenda Items Only

Mayor Mattox asked if anyone would like to speak on anything listed on the agenda.

No one came forward.

- 4. Introductions and Special Presentations

Mayor Mattox wished everyone “Merry Christmas” and “Happy New Year”.

- 5. Items for Discussion

- a. Bank Bids-Project 1B “Main Street Waterline”

Mr. Coggsdale advised staff has been working for some time on Project 1B and per Council’s direction went out for bank bids. This bank bid information was presented in Council’s packets. He noted the action needed at the meeting tonight was to schedule a public hearing.

Mr. Sean Ekiert, Managing Director of Raymond James, explained to Council the process for the bank bids for financing of Project 1B. He noted the information was distributed to 13 banks with only 3 banks responding. The banks were asked to provide interest rates for funds up to \$2,750,000 amortized over 10, 15 and 20 years to finance Project 1B. Mr. Ekiert advised Carter Bank and Trust offered the lowest rate for the 10, 15 or 20 year amortization. These offers were made with no upfront fee requirement. The suggestion of Raymond James is to accept the Carter Bank and Trust proposal for 10, 15 or 20 year amortization with the option of prepayment. Mr.

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Ekiert mentioned staff has been approached regarding refinancing the 2014 loan which is with Carter Bank and Trust at 3.3 percent for 20 years.

Mr. Higginbotham asked how long these loans would be available.

Mr. Ekiert responded each bank indicated they would hold their rates through the end of January 2016 to allow adequate time for financing.

Mr. Higginbotham questioned the cost to close the loan.

Mr. Ekiert responded the total expense associated with the financing is approximately \$23,600.

Mr. Higginbotham asked the cost to refinance.

Mr. Ekiert stated it would depend on which bank is the provider.

A motion was made by Mrs. Dalton, seconded by Mr. George, to conduct a public hearing at the January 12, 2016 Town Council meeting in regards to the potential authorization of debt in the amount of \$2,750,000.

Mr. Higginbotham asked that refinancing be discussed as well.

Mr. Coggsdale advised the \$2,750,000 would be brought forth at the public hearing and additional information could be presented regarding the refinancing for consideration.

Motion carried:

VOTE:	Mr. Michael Mattox	Yes
	Mrs. Micki Brumfield	Yes
	Mrs. Beverley Dalton	Yes
	Mr. Tracy Emerson	Yes
	Mr. Timothy George	Yes
	Mr. Jay Higginbotham	Yes

b. Economic Development Marketing Program

Mr. Jarvis, Economic Development Director, gave a brief update on the development of several marketing pieces. From the survey, the winning tagline is “Treasured Past, Innovative Future.”

Mr. Higginbotham motioned to keep the logo as is.

Mr. Jarvis noted he is not asking Council to spend any money on the new tagline; as letterhead, business cards are depleted the new tagline if selected can be phased in.

Mr. Emerson clarified that the citizens were given the option to keep the old tagline.

Mr. Jarvis advised the old tagline was one of the options to choose from.

A motion was made by Mr. Emerson, seconded by Mrs. Dalton, to change the tagline to “Treasured Past, Innovative Future.”

Motion carried:

VOTE:	Mr. Michael Mattox	Yes
	Mrs. Micki Brumfield	Yes
	Mrs. Beverley Dalton	Yes
	Mr. Tracy Emerson	Yes
	Mr. Timothy George	Yes
	Mr. Jay Higginbotham	Yes

Mr. Jarvis presented Council with some marketing and tourism pieces. He asked Council to review and email him with any thoughts or questions.

c. Planning Commission Recommendation Zoning Ordinance Amendment (Chickens)

Mr. Coggsdale advised the Planning Commission has conducted a public hearing (December 7, 2015) in regard to an ordinance amendment that would allow chickens for personal use in the Town limits. The Planning Commission forwarded to Council its recommendation in regard to adoption of an ordinance that would allow the keeping of chickens.

Mrs. Dalton stated she supports the Planning Commission but is not ready to make a decision on this matter.

Mr. George advised Council of the recommendations set forth by the Planning Commission noting it is pretty restrictive. People are concerned with where their food comes from and like the idea of the organically fed chickens.

Mrs. Dalton asked for more time to absorb the information.

Mayor Mattox suggested Council send the Town Manager any questions they have in regards to the chickens. Once these questions are answered, it will be placed back on the agenda for further discussion and a public hearing.

d. Consideration of Upgrade to Network/Cabling at WTP (SCADA)

Mr. Coggsdale advised with the implementation of the initial phase of the SCADA system at the Water Treatment Plant (WTP), the unreliability of connection to the internet has surfaced and will hamper the full intended use of SCADA. Staff has looked at options and COMCAST can provide a connection at an initial cost of \$7,500 (half of their construction cost), in addition there would need to be some network/cabling performed at the time COMCAST installs their line. There is a quote from ITG for this work, which totals approximately \$1,900. Staff sought approval of Council to expend \$9,400 for this item to enhance the use of the initial phase of the SCADA system at the Water Treatment Plant.

A motion was made by Mrs. Dalton, seconded by Mr. Emerson, to approve \$9,400 to enhance the use of the initial phase of the SCADA system at the Water Treatment Plant.

Motion carried:

VOTE:	Mr. Michael Mattox	Yes
	Mrs. Micki Brumfield	Yes
	Mrs. Beverley Dalton	Yes
	Mr. Tracy Emerson	Yes
	Mr. Timothy George	Yes
	Mr. Jay Higginbotham	Yes

e. CY2016 Meeting Calendar

Mr. Coggsdale advised during Calendar Year 2015, Town Council has met on the second and fourth Tuesday of each month, with the first meeting being a Regular Meeting held at 7:00p.m. and the second meeting being a Work Session held at 5:00 p.m. He presented Council with the dates for CY2016 to allow for the opportunity to consider in advance any conflicts the meeting schedule may have with other events or holidays and make changes to times or dates accordingly. Mr. Coggsdale noted this upcoming year the Christmas holiday falls on a weekend, town offices will be closed on Tuesday, December 27th, which is the Work Session date for that month. He asked that Council consider either cancelling the December Work Session or rescheduling to later in the week.

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Mrs. Dalton suggested not having a work session in December.

Mr. Higginbotham questioned returning to Committee Meetings instead of work sessions.

Mayor Mattox stated he would organize committees as needed.

It was consensus of Council to adopt the CY 2016 Meeting Calendar deleting the December Work Session.

6. Items Scheduled for the Regular Meeting Agenda

7. Project Updates

Mr. Coggsdale advised some correspondence was received from the EPA earlier in the week in regards to the Wastewater Treatment Plant and the request of University of Iowa. There is a form that is referenced in the letter to be completed.

Mr. Higginbotham stated he cannot believe the response that has been received; it was an excellent response from the EPA allowing the town to move forward with research. He stated if the Town plans to move forward with University of Iowa's request, Council needs to authorize Public Works to build the berm and Mr. Coggsdale to complete the form and return to Mr. Scott Rice.

A motion was made by Mr. Higginbotham, seconded by Mrs. Brumfield, to authorize Public Works to build the berm and Mr. Coggsdale to complete the form and return to Mr. Rice.

Mayor Mattox noted the cost to build the berm is approximately \$30,000.

Mr. Higginbotham stated there would be a cost to build the berm but the Town would spend for labor regardless.

Mr. George stated there has been six years of tree planting and berm building; approximately \$80,000 worth and asked what has been learned so far.

Mr. Higginbotham responded a lot has been learned; learned how to construct the berm.

Mr. George asked Mr. Higginbotham if he felt the Plot 7 berm was successful.

Mr. Higginbotham advised Plot 7 was built to see what would grow on raw sludge without any topsoil. He stated University of Iowa wants to isolate the island, build the berm across, dewater that side, and access the island from the berm to add the topsoil so Dr. Schnoor could then plant his plantings. By building the berm across, it gives Dr. Lowman an area to plant. We asked to be in the program at University of Iowa and was approved; \$119,000 funding has been approved per year to do the research.

Mr. George asked if the berm is Dr. Lowman's idea.

Mr. Higginbotham advised Draper Aden was going to build the berm in the middle; Dr. Lowman suggested moving the berm to interface between the hot side and the cold side. Mr. Higginbotham advised he presented this on behalf of the town to DEQ.

Mayor Mattox asked if a response has been received from DEQ.

Mr. Coggsdale advised they have 90 days to respond.

Mrs. Brumfield stated Council has committed to this with the scientists and that is why she has been on board with it. They are using research money and she is interested in what can be done to get rid of the PCBs completely.

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Mr. Emerson stated he did not believe the research was all for PCBs and this information comes from other sources; a lot of the research is for the scientists and their interest is not in the PCBs. He did not feel Council needs to continue putting money into something they are not sure about.

Mr. Higginbotham asked what it would be for.

Mr. Emerson stated he has talked to some folks and doesn't believe 100% that this research will benefit the town of Altavista.

Mrs. Dalton stated she continues to wait for the tidbit of information that makes the decision for itself preferring for the facts to indicate the direction. This matter keeps bringing a judgment call. She felt the University of Iowa is working on the PCB issue but what is of greater issue is the great toxicities that occur in the process of breaking down the PCBs. In some degree it is not total eradication but a lot of other information too. This may be of benefit as well. Exactly where and what kind of berm is needed she would like for the scientists to weigh in on this; asking for an official answer from the University of Iowa as to what is needed and how we get it and the best way to do it.

Mayor Mattox commented stating first there was a tree program and nothing has been learned, the town is in the process of a switch grass program and doesn't see where anything new will be learned with this proposal from University of Iowa. Secondly, this is not an EPA mandated program which he felt was an important thing to remember. He stated he has read through the report a number of times as to what the University of Iowa is doing. They are looking for degradation. He stated it bothers him Council is looking at covering up a portion of the pond that Dr. Sowers with his work which seems the most promising and since the pond is 90% degraded it could be tied up with running a risk to the environment. He stated it was not that he didn't believe in the University of Iowa and some of the Councilmen don't believe in grants, it is a four to six million dollar grant and asked if this would be the best use of the taxpayers' dollars to look and see what happens when something deteriorates and to see if there is another way to put pressure on little towns like the Town of Altavista.

Mr. Higginbotham withdrew his motion because of questions that need to be answered.

8. Public Comments

Mr. Dick McKeel, 303 Myrtle Lane, addressed Council stating he was in a meeting a couple of years ago and expressed the concern of people living in the town and not paying personal property taxes. He felt something was slipping through the cracks. He asked Council to give this some serious consideration so that everyone is being treated fairly.

9. Adjournment

Mayor Mattox thanked Council for a great year and for accomplishing a lot making Altavista an even better place to live.

Vice Mayor Dalton wished fellow Councilpersons "Merry Christmas" and a "Happy New Year" and that she appreciated all the camaraderie and good faith efforts made on behalf of the town. She stated Mr. Coggsdale has led a good ship this year and is doing a fine job for the town and asked that he relay these comments to the staff. She felt she was speaking on behalf of the entire Council when she says "Job well done!"

Mayor Mattox thanked staff as well.

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Mayor Mattox asked if there was anything else to bring before Council.

The meeting was adjourned at 6:02 p.m.

Michael E. Mattox, Mayor

J. Waverly Coggsdale, III, Clerk